



General Assembly

January Session, 2001

**Raised Bill No. 6603**

LCO No. 3167

Referred to Committee on Planning and Development

Introduced by:

(PD)

**AN ACT CONCERNING PLANNING FOR LIVABLE COMMUNITIES.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) On or before July 1, 2002, the planning  
2 commission of each municipality shall amend the plan of conservation  
3 and development, adopted under section 8-23 of the general statutes to  
4 reflect the following principles: (1) The promotion of complete and  
5 integrated communities containing housing, shops, workplaces,  
6 schools, parks and civic facilities essential to the daily life of residents;  
7 (2) the design of community size so that housing, jobs, daily needs and  
8 other activities are within easy walking distance of each other; (3) the  
9 location of as many activities as possible within walking distance of  
10 transit stops; (4) the presence of a wide variety of housing types  
11 enabling citizens from a wide range of economic levels and age groups  
12 to live within the municipality; (5) the presence of businesses within  
13 the community that provide a range of job types for residents; (6) a  
14 transit network that is consistent with the location and character of the  
15 community; (7) a center focus that combines commercial, civic, cultural  
16 and recreational uses; (8) open space in the form of squares, greens and  
17 parks whose frequent use is encouraged through placement and

18 design; (9) public spaces that encourage the attention and presence of  
19 people at all hours of the day and night; (10) the provision of a well-  
20 defined edge for each community or cluster of communities, such as  
21 agricultural greenbelts or wildlife corridors, permanently protected  
22 from development; (11) a system of fully-connected intersecting routes  
23 to all destinations that includes streets, pedestrian paths and bike  
24 paths, designed to encourage pedestrian and bicycle use by being  
25 small and spatially defined by buildings, trees and lighting and by  
26 discouraging high speed traffic; (12) the preservation, if possible, of the  
27 natural terrain, drainage and vegetation of community; (13) a  
28 community design that conserves resources and minimizes waste; (14)  
29 the efficient use of water by natural drainage, drought tolerant  
30 landscaping and recycling; and (15) the design of an energy efficient  
31 community through street orientation, the placement of buildings and  
32 the use of shading.

33 Sec. 2. (NEW) On and after the effective date of a municipal plan of  
34 conservation and development revised pursuant to section 1 of this act,  
35 each application for approval by a zoning commission under chapter  
36 124 of the general statutes or a planning commission under chapter 126  
37 of the general statutes, shall be prepared based on the principles  
38 contained in section 1 of this act. Each application for approval shall  
39 include a visual model of the proposal.

40 Sec. 3. (NEW) On or before July 1, 2002, each regional planning  
41 agency shall amend the plan of development for its area of operation  
42 to reflect the following principles: (1) Integration of the land-use  
43 planning structure within a larger transportation network built around  
44 transit rather than freeway; (2) the provision of a continuous system of  
45 greenbelt and wildlife corridors to be determined by natural  
46 conditions, particularly at the boundary; (3) the location of regional  
47 institutions and services, including government, at the urban core; and  
48 (4) the encouragement of local character and community identity by  
49 the use of material and construction methods that exhibit a continuity  
50 of history and culture.

51 Sec. 4. This act shall take effect from its passage.

***Statement of Purpose:***

To establish fundamental planning principles to enable communities to more successfully meet the needs of the people who live and work in them.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*